

**ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA**

ORDINANCE No. _____

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF ADAMS
TOWNSHIP TO ALLOW FOR INDOOR/OUTDOOR RECREATION
COMPLEXES AND ARENA/CONVENTION CENTERS WITHIN THE
TOWNSHIP.**

BE IT ENACTED by the Township Supervisors of the Township of Adams, in lawful session assembled, and it is hereby **ENACTED** by the authority of the same that:

SECTION 1: Purpose

The purpose of this Ordinance is to allow for Indoor/Outdoor Recreation Complexes and Arena/Convention Centers within the Township.

SECTION 2: The following definitions are added to § 192-6 of the Adams Township Zoning Ordinance:

- a) **INDOOR/OUTDOOR RECREATION COMPLEX** – A facility designed for recreation, sports exhibition and practice that may contain indoor or outdoor fields, with fixed seating capacity less than or equal to 1,000 spectators at any given time across the entire parcel that may include accessory dining and retail uses.
- b) **ARENA/CONVENTION CENTER** - A completely enclosed structure with fixed seating for more than 1,000 persons which is designed to accommodate sporting, entertainment, tourism, convention, and assembly events and which may include accessory dining and retail uses.

SECTION 3: The following uses are added to the Zoning Ordinance, codified at §192-1 et seq.:

- a) Indoor/Outdoor Recreation Complex is added as a conditional use in the Industrial District and Route 228 Overlay District.
- b) Arena/Convention Center is added as a conditional use in the Industrial District and Route 228 Overlay District.

SECTION 4: The following conditions are imposed on all uses listed in Section 3 above:

- a) A traffic study must be conducted.

SECTION 5: All inconsistent Ordinances in the Adams Township Codification of Ordinances (as from time to time amended), pertaining to Zoning are repealed.

SECTION 6: Severability

If any section, clause, or provision of this Ordinance is found to be invalid or unenforceable by a court of competent jurisdiction, such finding shall not affect the validity of the remaining sections, clauses, or provisions of this Ordinance.

SECTION 7: Effective Date

This Ordinance shall take effect five days after adoption by the Adams Township Board of Supervisors.

ADOPTED this ____ day of ____, 2026.

ATTEST:

ADAMS TOWNSHIP SUPERVISORS:

Secretary

(SEAL)

Chairman

Vice-Chairman

Supervisor

Supervisor

Supervisor